

Single Family Residence **RESIDENTIAL**

# 804 VICTORIA DR

RUSTON, LA 71270

**\$173,105** TopHap Estimate · \$154 / ft² · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,125 ft²**

LIVING AREA

**0.44 ac**

LOT SIZE

**1970**

YEAR BUILT

## VALUATION

**\$173K**

\$163K low

\$184K high

Last Sale

**\$140,000 · Jun 5, 2018**

Est. Owner Equity

**\$57,675**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$943 (2024) |
| Assessed Value        | \$11,048     |
| Previous Assessed     | \$10,784     |
| Assessor Market Value | \$110,472    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lincoln                 |
| Lot (acres)   | 0.44                    |

Porch · 416 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 15<br>WILDFIRE | 99<br>HEAT | 82<br>STORM | 12<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| May 31, 2018 | Resale    | Deed                | \$140,000 | \$124  | \$115K |
| Apr 25, 2011 | Resale    | DTOT                | \$96,000  | \$85   |        |
| Dec 17, 2007 | Quitclaim | Quit Claim Transfer | \$83,000  | \$74   | \$83K  |
| Oct 15, 2007 | Resale    | Cash Sale Deed      | \$5,000   | \$4    |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Hillcrest Elementary School | Elementary | KG–2   | 0.8 mi   |
| Ruston High School          | High       | 9–12   | 1.7 mi   |
| Ruston Junior High School   | Middle     | 7–8    | 3.0 mi   |

District: Lincoln Parish School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 71270

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>105</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>34,356</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|